



Economic office suites available moments from Victoria Station



Iconic location

Lower Grosvenor Place is a notable street located near some of London's most famous landmarks. Situated in Victoria, the area runs parallel to Buckingham Palace Road, just south of Buckingham Palace itself and lies close to Victoria Station, one of London's major transport hubs.

The area has a selection of charming cafés and restaurants, ideal for a quick coffee, lunch or dinner. Cardinal Place and Nova are also within a short walking distance, offering an abundance of amenity. Victoria Station is only a few minutes walk away, offering access to the Underground (Victoria, District & Circle lines), National Rail services and coach station for easy travel across London and beyond. Multiple bus routes also serve the area.

Belgravia is home of the salubrious Elizabeth Street and Eccleston Yards, benefiting from exceptional retail and dining offerings.



Poke House at Nova



Elizabeth Street



St James's Park

Prominent & Smart

All buildings provide newly refurbished, bright, economic office suites varying in size and specification. Each to accommodate for all tenant's needs, just a short walk from Victoria Station and Belgravia.

BUILDING	FLOOR	CONDITION	SQ FT	SQ M
7	2nd	CAT A	625	58
11-13	1st	CAT A+	1,621	151
11-13	4th	CAT A+	928	86
14-15	4th & 5th	CAT A	1,258	117
TOTAL			4,432	412





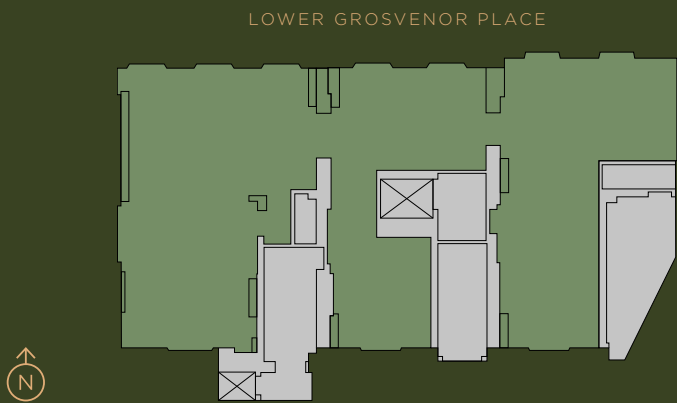
11-13 Lower Grosvenor Place

- Excellent transport links
- Kitchen
- Passenger lift
- Comfort cooling
- Refurbished reception
- Furnished
- Shower facilities
- Refurbished common areas
- Fibre enabled

AVAILABILITY

FLOOR	CONDITION	SQ FT	SQ M
1st	CAT A+	1,621	151
4th	CAT A+	928	86
TOTAL		2,549	237

TYPICAL FLOOR PLAN





14-15 Lower Grosvenor Place

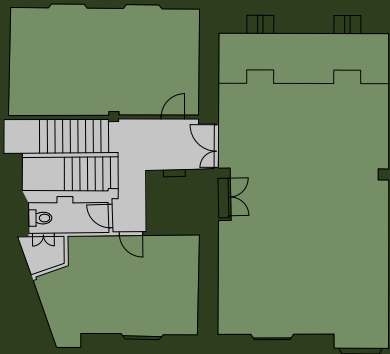
-  Excellent transport links
-  Kitchen
-  Passenger lift
-  Comfort cooling
-  Refurbished reception
-  LED lighting
-  Phone entry system
-  Refurbished common areas
-  Fibre enabled

AVAILABILITY

FLOOR	CONDITION	SQ FT	SQ M
4th & 5th	CAT A	1,258	117
TOTAL		1,258	117

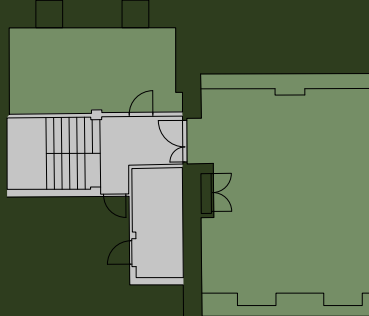
4TH FLOOR PLAN

LOWER GROSVENOR PLACE



5TH FLOOR PLAN

LOWER GROSVENOR PLACE



BUILDING RECEPTION



TYPICAL OFFICE



7 Lower Grosvenor Place

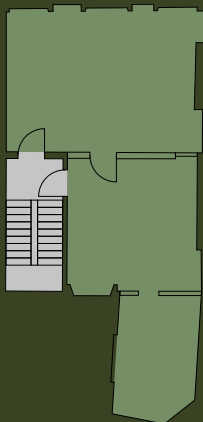
- Excellent transport links
- Shared kitchen
- Refurbished common areas
- Shower facilities
- Refurbished offices
- Excellent natural light
- Period features
- Excellent ceiling heights
- Fibre enabled

AVAILABILITY

FLOOR	CONDITION	SQ FT	SQ M
2nd	CAT A	625	58
TOTAL		625	58

TYPICAL FLOOR PLAN

LOWER GROSVENOR PLACE



TYPICAL OFFICE



TYPICAL OFFICE



HYDE PARK CORNER

13 mins walk

Connectivity



Vauxhall

9 mins



Oxford Circus

10 mins



Waterloo

15 mins



King's Cross St. Pancras

18 mins



Covent Garden

21 mins



London Bridge

21 mins



London Gatwick Airport

39 mins

*Google times from the building





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